The regular meeting of the Groveland Township Board of Zoning Appeals was called to order by Chairwoman Que at 7:00 p.m. Members present were Branca, Christopher, Thompson and Que. Coxon was absent. See attached list of others in attendance.

The meeting began with the Pledge of Allegiance.

MINUTES:

A motion was made by Que, seconded by Thompson to approve the minutes of the November 9, 2010 meeting as submitted. ALL YES. MOTION CARRIED.

NEW BUSINESS:

BZA 2011-001, THOMAS MALIK, SEC. 19. 02-19-226-016, 1464 THREAD VALLEY, HOLLY. REQUEST TO BUILD ACCESSORY BUILDING THAT EXCEEDS HEIGHT LIMITATION IN R-2 ZONING DISTRICT.

Chairwoman Que asked Mr. Malik to explain why he is asking for a variance.

Mr. Malik stated he has four (4) cars and will be stacking two on top of each other. He has already purchased the hoists. The retaining wall and elevation of the building will allow him to walk around the cars.

Mr. Malik also explained that there will be a seven foot retaining wall, the wood side wall(s) will be seven feet tall and engineered trusses are six feet. The total height of the building will be 20 feet and will exceed the height of the principal residence. The siding will match the existing siding on the house and the roof will be singled to match.

A neighbor, Mary Jane Nowak stated she has no objections and residents have the right to improve their property. Dr. Schultehover and Eugene Wagner also stated they have no objections to the proposed accessory building, however they were unsure of what the completed accessory building would look like.
Board members discussed this matter at great length, along with Mr. Malik's input. It was the consensus of the Board that, while there were no objections, it was in everyone's best interest to obtain additional information prior to making a final decision. The matter will be tabled at the Applicant's request and Mr. Malik will provide elevation drawings showing how much of the building will be in the ground, how much will be exposed, etc. None of the Board members are opposed to the variance request, however, they believe more information is needed before a decision can be made. In addition, Mr. Malik will need to provide much of this information to the building inspector prior to obtaining a building permit.

It was the further consensus of the Board that once this information is provided, each member will be notified and an informational meeting will be conducted to expedite this matter instead of waiting until the next regularly scheduled meeting.

As everyone was in agreement, a motion was made by Mr. Malik to table BZA 2011-001, THOMAS MALIK, SEC. 19. 02-19-226-016, 1464 THREAD VALLEY, HOLLY, REQUEST TO BUILD ACCESSORY BUILDING THAT EXCEEDS HEIGHT LIMITATION IN R-2 ZONING DISTRICT to allow him time to obtain the elevation drawings for review by the Board prior to them making their final decision. ROLL CALL VOTE. YES - BRANCA, CHRISTOPHER, THOMPSON AND QUE. NO - 0. MOTION CARRIED.

There being no further business to come before the Board, a motion was made by Que, seconded by Branca to adjourn at 7:30 p.m. ALL YES. MOTION CARRIED.

RESPECTFULLY SUBMITTED,

JUDY SCHULTE
RECORDING SECRETARY